

**BOARD OF ZONING APPEALS  
CITY OF WILLMAR, MN  
MONDAY, NOVEMBER 18, 2013**

**MINUTES**

1. The Willmar Board of Zoning Appeals met on Monday, November 18, 2013 at 5:00 p.m. at the City Office Building.

**\*\* Members Present:** Ross Magnuson, Mark Suedbeck, Beverly Dougherty, and Joe Hartmann.

**\*\* Members Absent:** Larry Brown

**\*\* Others Present:** Douglas Fenster, Patrick Sauerland, and Megan M. DeSchepper-Planner.

2. INSITE REAL ESTATE SETBACK AND PARKING VARIANCES- FILE NO. 13-02:  
The public hearing opened at 5:15 p.m. Patrick Sauerland of Insite Real Estate presented a variance request to allow construction of a retail auto parts store and parking lot with the following variances: a 5' building setback off of the north property line, 10' setback off of the east property line, and 10' off the west property line as well as a 3' parking setback off of the east property line and 0' off the west and south property line, and 5 less parking spaces then required by Ordinance for the size of the building on property described as: Lot 1 & 2 excluding the easterly 6' and N ½ of Lot 3 excluding the easterly 6' thereof, Block 17, Hanson's Addition to Willmar (902 1<sup>st</sup> St. S.).

The Board talked about the parking lot reconfiguration that would affect the property owner to the south. Mr. Sauerland said they would approach the property owner to the south to offer to restripe their parking lot etc., but wanted action from the Board of Zoning Appeals first. The Board talked about the number of parking spaces on the property directly to the south a dental office, staff reminded the Board they are acting on the variance request, not the number of spaces at the existing office on a separate parcel.

Mr. Sauerland stated that there will be landscaping along the west side of the building and the building will be a brick block masonry on all four sides of the structure.

Staff comments were reviewed (see Attachment A).

With no comments from the public, the hearing was closed at 5:25 p.m.

Mr. Suedbeck made a motion, seconded by Ms. Dougherty, to approve the variances as requested.



Mr. Magnuson made an amendment to the motion, seconded by Mr. Hartman to approve the variances as requested and require the applicant to approach the property owner to the south for an agreement on parking striping.

The motion carried.

The Board of Zoning Appeals talked about the unique shape of the property and the fact that it has street frontage on three sides. The request is a reasonable request as the existing dilapidated building on the property does not meet setbacks either. The property is zoned for this type of use. The Board felt the request will fit in the surrounding area.

3. There being no further business to come before the Board of Zoning Appeals the meeting adjourned at 5:35 p.m.

Respectfully submitted,

A handwritten signature in cursive script, reading "Megan M. DeSchepper".

Megan M. DeSchepper, AICP  
Planner/Airport Manager



**BOARD OF ZONING APPEALS-NOVEMBER 18, 2013**

***STAFF COMMENTS***

1. INSITE REAL ESTATE SETBACK AND PARKING VARIANCES- FILE NO. 13-02:

- The applicant is InSite Real Estate, Oakbrook, IL.
- The applicant is requesting to allow construction of a retail auto parts store and parking lot with a 5' building setback off of the north property line, 10' setback off of the east property line, and 10' off of the west property line as well as a 3' parking setback off of the east property line and 0' off the west and south property line, and 5 less parking spaces then required by Ordinance for the size of the building on property described as: Lot 1 & 2 excluding the easterly 6' and N ½ of Lot 3 excluding the easterly 6' thereof, Block 17, Hanson's Addition to Willmar (902 1<sup>st</sup> St. S.).
- The Willmar Zoning Ordinance establishes a front yard setback of 25', side yard setback off of r-o-w of 25', & a parking setback of 15' off the r-o-w, & at least 8 spaces, or one (1) space for each one hundred seventy-five square feet devoted to public sales or service, plus one space for each five hundred square feet of storage area.
- The current building does not meet building setback off of the east or west property line nor does existing shed from the west property line.

RECOMMENDATION: Review variance standards in Section 9.D.3.a.1-4 to see if there are practicable difficulties, reasonableness, uniqueness, and essential character.

